



HOUSING POLICY  
DEVELOPMENT, HCD  
MAY 10 2007

# TRANSMITTAL

CITY OF SACRAMENTO  
PLANNING DEPARTMENT  
915 I STREET, 3<sup>RD</sup> FLOOR  
SACRAMENTO, CA 95814  
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**TO:** Steve Alexander    **DATE:** 5/8/07  
Housing Policy Division  
Housing and Community Development  
Department  
1800 Third Street  
Sacramento, CA 95814

**FROM:** Greg Sandlund    **PHONE:** 916-808-8931  
Assistant Planner  
City of Sacramento

**SUBJECT:** 2006 GENERAL PLAN AND HOUSING ELEMENT ANNUAL REPORT

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COMMENTS:

Dear Mr. Alexander:

Here is our 2006 General Plan and Housing Element Annual Report. Please note that we are in the middle of our General Plan update, so our General Plan Annual Report is a one page letter stating what we are doing for the update. Our 2006 Housing Element Annual Report is comprehensive and follows the HCD format.

If you have any questions, please contact me at 916-808-8931.

Sincerely,

A handwritten signature in blue ink that appears to read "Greg Sandlund".

Greg Sandlund  
Assistant Planner



PLANNING  
DEPARTMENT

**CITY OF SACRAMENTO**  
CALIFORNIA

915 I STREET  
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PLANNING  
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March 30, 2007

Office of Planning and Research  
State Clearinghouse and Planning Unit  
P.O. Box 3044  
Sacramento, CA 95812-3044

To Whom It May Concern:

The City of Sacramento is currently in the process of updating its General Plan. The City's General Plan was last updated in 1988. While we originally expected the update to be complete in early 2007, we have added a significant amount of additional community outreach and policy analysis as well as other opportunities for public involvement in the process. As a result, we now expect our update to be completed in mid-2008.

The new General Plan will include the seven mandated elements (i.e., circulation, land use, housing, noise, open space, conservation, and safety) as well as preservation, community design, and economic development elements. We have prepared a Technical Background Report and have adopted the Vision and Guiding Principles. We are in the process of developing new General Plan policies and expect to select our preferred land use alternative in June 2007.

This letter serves as the City's Annual Report on the General Plan (per p. 172 of the State of California's *General Plan Guidelines*, 2003 and Government Code Section 65400(b)). The City's Housing Element was last updated and adopted in 2003. We will be submitting our Housing Element Annual Report under separate cover. Our 2006 annual report on the Housing Element follows the format prescribed by the State Department of Housing and Community Development. If you have any questions, please do not hesitate to contact me.

Sincerely,

  
Thomas S. Pace  
Principal Planner

cc: Housing and Community Development Dept

**Department of Housing and  
Community Development**

**ANNUAL HOUSING ELEMENT PROGRESS REPORT**

City or County Name: City of Sacramento

Mailing Address: 915 I Street, New City Hall, Sacramento, CA 95814

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Contact Person: Thomas S. Pace. Title: Long Range Planning Division Manager.

Phone: (916) 808-6848. FAX: (916) 808-7185 Email: tpace@cityofsacramento.org

Reporting Period by Calendar Year: from January 1, 2006 to December 31, 2006.

These forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

**Department of Housing and Community Development**  
Division of Housing Policy Development  
P.O. Box 952053  
Sacramento, CA 94252-2053

-and-

**Governor's Office of Planning and Research**  
P.O. Box 3044  
Sacramento, CA 95812-3044

## 2. *Program Implementation Status*

The City continues to make substantial progress implementing its Housing Element programs. Major successes in 2006 include substantially rehabilitating 100 affordable multi-family housing units, and approval of 13 inclusionary housing plans for a total of 636 units. Other accomplishments include: completion of most of the phases of the Del Paso Nuevo project in North Sacramento; increased infill development especially in North Sacramento, Oak Park and the Central City; initiated the Pre-Approved Infill House Plan program; and secured approximately \$900,000 from the Workforce Housing Grant Program. The City also approved a new SRO program to preserve and build new SRO units throughout the City.

Other noteworthy implementation efforts include the creation of a web-based affordable rental housing search service. SHRA and Community Services Planning Council have created one-stop centers to assist those in search of affordable housing options. The City and SHRA continue to support home ownership assistance programs and provided rehabilitation assistance to 133 low-income homeowners in 2006. SHRA also provided assistance for a 206-unit affordable senior assisted living project. First time homebuyer assistance was provided to 85 households enabling them to purchase their own home in 2006.

Despite the City's progress implementing the Housing Element programs, providing affordable housing to keep up with demand remains difficult. Given increases in construction costs, labor costs, and land costs, assisting with the development of affordable housing is a significant challenge. The City has met its share of the regional housing need for very low-income, moderate, and above moderate-income households, but addressing housing needs of all low-income households continues to be a challenge. In the past, the market had provided more housing that was affordable to low-income households, but with rising rents this is no longer the case in most areas. Even ensuring an adequate supply of housing affordable to moderate-income households has become more challenging.

The City has responded to the low and very low-income housing need by increasing the Housing Trust Fund fee, revising the zoning ordinance to ease some of the standards for residential construction, and has actively sought funding (e.g., HELP funds, Workforce Housing Grants, etc.), to assist with the provision of affordable housing or infrastructure necessary to support housing. The City and SHRA have also provided mortgage credit certificates and first-time homebuyer programs to assist low and moderate-income households.

## 3. *Progress Mitigating Governmental Constraints<sup>1</sup>*

There were three broad areas identified in the City's 2002-2007 Housing Element where constraints were present and needed to be addressed. These included: 1) development processing; 2) financing, fees, and infrastructure provision; and 3) housing affordability.

**Table A**  
**2006 Annual Building Activity Report**  
**Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects**

Project Identifier (APN No. or address, and project name)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Income			Total Units per Project	Housing with Financial Assistance and/or Deed Restrictions			Housing without Financial Assistance or Deed Restrictions
			Very Low- Income	Low- Income	Above- Moderate- Income		Assistance Programs for Each Development	Deed Restricted Units*	See Instructions	
1	2	3	4	5	6	7	8			
<b>Housing Development Information</b>										
Westview Ranch Apartments	5+	R	85	42	1	128	MRB, TCAC, HOME Inc			
Shenandoah Apartments	5+	R		80		80	MRB, TCAC, HOME Inc			
Valencia Point Apartments	5+	R	110	56	2	168	MRB, TCAC, LTF -INC			
- Hurley Creek Senior Apartments	5+	R	138	63	2	208	MRB, TCAC, HOME -INC			
Rio Linda & Nogales Street	SF	O		5	6	11	RDA	Deed	See note**	
Habitat for Humanity, 2025 39th St.	SF	O		1		1	RDA	Deed		
Habitat for Humanity, 3882 3rd Ave.	SF	O		1		1	RDA	Deed		
Alta Vista Meadows	SF	O	5	3	44	52			Inc	
Machado Property	SF	O		4	74	78			Inc	
Riverdale North	SF	O		27	510	537			Inc	
Wickford Square	SF	O	10	5	88	103			Inc	
Cameron V	SF	O		4	22	26			Inc	
Jessie Avenue Condos	5+	O	3	6	51	60			Inc	
Wolf Ranch Condos	5+	O	8	16	136	160			Inc	
Sheldon Farms	SF	O	10	5	88	103			Inc	
North Laguna Point Condos	5+	O	8	15	130	153			Inc	
Sycamore Park	SF	O		3	17	20			Inc	
3273 8th Ave	SF	O			1	1			See note**	
3409 42nd Street	SF	O			1	1			See note**	
4019 34th Street	SF	O			1	1			See note**	
1900 Danbrook Dr	5+	O			12	12			See note**	
Silverado Creek Apartments	5+	R			168	168			See note**	
St. Anton Building	5+	R			65	65			See note**	
Sycamore Creek Apartments	5+	R			225	225			See note**	
Carefree Nations	5+	R			192	192			See note**	
Northpoint Park Apartments	5+	R			152	152			See note**	
450 Jessie Avenue	5+	R			30	30			See note**	
"Projects with 25 Units or Less"	5+	R			43	43			See note**	
"Projects with 25 Units or Less"	2-4	R			75	75			See note**	
"Projects with 25 Units or Less"	SU	R			45	45			See note**	
(9) Total of Above Moderate from Table A2	▲	▲	▲	▲	2,354	2,354				
(10) Total by income units (Field 5) Table A	▲	▲		377	341	1,021	3,514	5,253		

\*Inc = Inclusionary units, Deed = Deed restricted units only, not produced through inclusionary program

\*\*Note = affordability of unit determined by using average rents and median sales prices per square foot by zip code as well as household income (using no more than 30% of gross household income).

from City of Sacramento  
Annual Report  
May 10, 2007

**Table B**

**Regional Housing Needs Allocation Progress**  
**Permitted Units Issued by Affordability**

Income Level	Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.	2000-2007 RHNA Allocation by Income Level	2000 & 2001	2002*	2003**	2004*	2005*	2006*	Total Units to Date (all years);	Total Remaining RHNA by Income Level**	% of RHNA Goal
Very Low	772	194	453	263	153	320	377	1,760	0	100%	
Low	2,791	55	403	327	337	787	638	2,547	244	91%	
Moderate	4,714	1,789	1,429	1,712	954	473	1,021	7,378	0	100%	
Above Moderate	11,036	2,574	1,414	3,068	3,980	2,385	3,518	16,939	0	100%	
Total RHNA by COG. Enter allocation number.	19,313	4,612	3,699	5,370	5,424	3,965	5,554	28,624	244	99%	
Remaining Need for RHNA Period	▲ ▲ ▲	▲ ▲ ▲	▲ ▲ ▲	▲ ▲ ▲	▲ ▲ ▲	▲ ▲ ▲	▲ ▲ ▲	▲ ▲ ▲	▲ ▲ ▲	▲ ▲ ▲	

\*Low Income (LI) category includes excess Very Low Income (VLI) units and both VLI and LI categories include substantially rehabilitated units under AB 438.

\*\*In accordance with AB 438 (Gov't Code Section 65400), the City recognizes that committed assistance for these units should occur within the first 2 years of the Housing Element cycle; however, the City utilizes both new production and substantial rehabilitation to produce units for extremely low, very low and low-income households. Substantial rehabilitation creates new affordable units that would not otherwise be created and therefore are counted in our annual reports.

\*\*\* Differences between Table A and Table B related to 2006 Very Low Income units are due to the inclusion of excess VL units built in 2005 and counted in 2006.

Name of Program	Objective	Deadline In H.E.	Task Status	Status of Program Implementation (Task Status: ●=Complete; ○=Partially Complete; ⊗=Ongoing; O=Not Complete)
Housing Supply 1.2	Continue to review multi-family site criteria to evaluate suitability for higher density land uses. Apply location, site, and design criteria for the evaluation of suitable sites for medium to high-density residential development. The City should seek to optimize multi-family opportunities on sites meeting the following criteria: (a) proximity to public transit or bus service (b) proximity to commercial and social services (c) parcel size and configuration which enhances the feasibility of development (d) lack of physical constraints (noise, wetlands) (e) provision for a variety of housing types and affordable housing opportunities and (f) other criteria deemed appropriate including integration of multi family units within the larger adjacent neighborhood. Apply the criteria to evaluate rezoning proposals involving multi-family development.	Ongoing	○	The City continues to review multi-family site criteria when identifying suitable sites for higher density development. The City has done this as part of its planning efforts at light rail stations and is using such criteria as part of the development of the General Plan land use diagram. For example, the City created a Transit Overlay Zone to encourage higher-density housing and other appropriate uses within ½ mile of transit stations in Sacramento. The City also adopted a Light Rail Station Ordinance, which encourages transit-supportive uses, including high-density housing and residential mixed-use, while restricting non-transit supportive uses. The Ordinance made housing easier near light rail stations including allowing housing in light industrial zones.
Housing Supply 1.3	Addition of 2,550 potential housing units within annexation area. Initiate sphere of influence revision studies and annexation proposals. Continue Comprehensive Annexation Program for lands within existing Sphere of Influence. Apply Mixed Income Housing Ordinance to newly annexed areas.	Spring 2004	○	The City attempted to annex the Foothills area in 2005, but the voters in that area rejected this. The Panhandle annexation in the north will be completed in 2007. This project will include approximately 3,000 units. All of these sites are expected to provide substantial opportunities for additional housing development. The City is currently involved in the annexation of the Greenbriar area, which is immediately adjacent to the North Natomas Community Plan area. When developed, this area will likely include 3,500 residential units at densities ranging from 7 du/ac to 29 du/ac. The average density for the project is over 14 du/ac.
Housing Supply 1.4	Develop and maintain a system for inventorying all available surplus land and evaluate its suitability for affordable housing production. Complete inventory of city surplus lands suitable for affordable housing production.	Spring 2004	●	The Planning Department regularly tracks vacant and surplus land as part of its Housing and Population Report. This analysis is done using GIS. The report tracks vacant land and surplus land as well as near-term development (i.e., applications in the pipeline). The Planning Department provides a semi-annual report on land and development. In addition, the City completed an assessment of available of surplus land for residential use in 2005 as part of the preparation of the Land Use Element for the General Plan update.

Name of Program	Objective	Deadline in H.E.	Task Status	Status of Program Implementation (Task Status: ●=Complete; ○=Partially Complete; ⊖=Ongoing; O=Not Complete)
Housing Supply 1.8	Implement the Transit For Livable Communities (TLC) Recommendations for the South Line, Folsom Line, and the Northeast Line Light Rail Station areas to promote residential mixed-use development. Plan amendments and rezoning to increase residential holding capacity by approximately 14,500-22,000 new units.  Responsible Entity: City Planning/City Council	Fall 2002 – Fall 2005  --	●	The City has developed a work plan for all its light rail stations. This plan addresses land use, infrastructure, and urban design among others. The City is now in the process of implementing the TLC Recommendations at several light rail stations, including the 65th Street Station area and at the Swanston Station. In addition, all four of the stations on the South Line are being analyzed as part of the South Area Community Plan update. Through the Community Plan update, the City will be evaluating land use, infrastructure, and urban design at these stations and will be developing policies to promote residential mixed-use development at these four South Line stations as well as at other stations in the City. Land use changes and rezonings are expected to be complete by 2008/2009. The City also recently received grant funding from Caltrans to develop urban design plans for light rail station areas on the northeast line, which should facilitate the development of housing near light rail stations.
Housing Supply 1.9	Implement and rezone appropriate sites to Employment Center (EC) zone, that allows residential in a business park setting (with a maximum 25% of acreage towards residential use). This would apply the EC zone developed in the North Natomas Community Plan Area on a citywide basis. Application of EC land use in appropriate locations near future transit stations and transportation corridors to integrate residential projects with large employment uses.  Responsible Entity: City Planning /City Council	Contingent upon rezoning requests or in conjunction with community plan/general plan amendments	○	As part of the General Plan update, the City is looking at extending the EC designation or a similar mixed-use designation that includes residential in combination with office uses along commercial corridors and around light rail stations. This land use designation and zone will be extended as part of the Land Use Element and subsequent zoning code update. These will likely be extended Citywide in 2007.
Housing Supply 1.10	Continue to administer the Mobile Home Park regulations, regarding development of mobile home parks. Administration of mobile home park regulations.  Responsible Entity: City Planning Department	Ongoing	○	The City has continued to administer its mobile home regulations. However, the City is reviewing its mobile home park regulations, including conversion issues, and may be presenting this issue along with others in an affordable housing workshop with City Council in 2007.

Name of Program	Objective	Deadline In H.E.	Status of Program Implementation (Task Status: ●=Complete; ○=Partially Complete; ◉=Ongoing; O=Not Complete)
Housing Affordability 2.1	Participate in the Sacramento County Regional Sanitation Board's fee waiver and deferral program to reduce impact fees for very low and low-income housing developments and request waiver of fees for 200 very low-income units per fiscal year in the City and County of Sacramento or 5% of the residential building permits issued in the unincorporated County in the prior fiscal year, whichever is greater, and an extension from June 1, 2000 thru June 2002. There is no cap on deferrals. Fee reductions for the development up to 200 qualified affordable housing units per year in the City and County.	MOU approved in 1998; Extension Fall 2002	● Through the Regional Sanitation Board's fee waiver and deferral program, SHRA provided fee waivers and deferrals to 200 affordable units in 2006. Typically, every year SHRA uses all fee waivers allocated to it by the Regional Sanitation Board.
Housing Affordability 2.2	To the extent feasible, continue to fund and administer the Affordable Housing Fee Reduction Program (or other financing mechanisms) and work with affordable housing developers, other agencies, and districts to review and reduce applicable processing and development impact fees for very low and low-income housing units. Fee reductions for up to 200 affordable housing units per year.	Ongoing	◉ The City budgets \$500,000 annually for the Affordable Housing Fee Reduction Program. This program is used in conjunction with the City's Mixed Income Ordinance. The accomplishments of the Mixed Income Ordinance are described later in this report.
Housing Affordability 2.3	Adopt and implement a new fee reduction program for single-family infill neighborhoods. Reduce development costs for up to 30 single-family infill housing units per year in target infill areas.	Adopted Jan. 2003, Implementation Ongoing	● The City adopted the Infill Fee Reduction program that provides fee reductions and other incentives for infill development. Developments can receive up to a maximum of \$5,000 in reduced fees. As a result of the prevailing wage laws (SB 975 of 2001 and Senate Concurrent Resolution No. 49 of 2003), concern has been raised that the fee reduction may trigger prevailing wages for infill projects that might not normally be required to provide prevailing wages. As a result, there has been little interest by developers for such fee reductions from the City.

Name of Program	Objective	Deadline In H.E.	Task Status	Status of Program Implementation (Task Status: ●=Complete; ○=Partially Complete; @=Ongoing; O=Not Complete)
Housing Affordability 2.8	Aggressively pursue financing and ownership alternatives to protect the quality of public housing, its services to residents, and its affordability to very low-income people. Innovative approaches will be pursued to protect the financial viability and management of public housing, including modernization and substantial rehabilitation of 120 units and the sale of 60 single-family properties to existing tenants and work incentive programs.	Ongoing	○	SHRA rehabilitated and sold 23 housing authority-owned single family homes to low income buyers in 2006.
Housing Affordability 2.9	Review and revise the program of operating assistance or pre-development grants for specific projects being carried out by qualified nonprofit housing corporations to create housing for special needs populations including the disabled. Funding is usually provided through CDBG or HOME. Authorize 1-2 awards per year to corporations to support vital projects particularly for housing for persons with special needs.	Ongoing	○	Through Mercy Housing's technical assistance grant, assistance was provided to the multiple providers with potential developments throughout the City and County, including AIDS Housing Alliance, Transitional Living and Community Support, Cottages, Volunteers of America and numerous faith based organizations.
Housing Affordability 2.10	Involves the community at-large in participating in the annual update and five year Consolidated Plan for the expenditure of federal funds. New community needs assessment to guide program funding.	Annual	●	SHRA worked extensively with the community during the update of its 2003-2007 Consolidated Plan and One-Year Action Plan. This update included a new community needs assessment as well as a strategic plan which will guide the expenditure of CDBG, HOME, Emergency Shelter Grant (ESG) funds, and other funds during the 2003-2007 time frame. SHRA staff is currently preparing the City's 2008-2013 Consolidated Plan and is doing public outreach for that as well. In addition, City staff held workshops on key policy issues associated with affordable housing in the City in 2006. These workshops included public involvement and outreach on a variety of housing policy issues as well as preparation for the Housing Element update. Several additional workshops are scheduled for 2007.

Name of Program	Objective	Deadline in H.E.	Task Status	Status of Program Implementation (Task Status: ●=Complete; ○=Partially Complete; ⊗=Ongoing; O=Not Complete)
Housing Affordability 2.15	Implement by ordinance a program to require a mix of housing by income levels in all new growth areas (Map 10-1), the Downtown and Curtis Park Railyards sites and annexation areas of the City. In all new development, 10% of all new housing shall be affordable to very low-income households and 5% affordable to low-income households. Affordability shall be assured for the longest feasible time, but not be less than 30 years.  Responsible Entity: SHRA, City Planning and City Council.	Adopted Oct. 2001 (Amendments in Summer 2003)	●	Since adoption of the Mixed Income Ordinance 34 city inclusionary housing plans have been approved, requiring a total of 1,598 units. Eight of those plans were approved in 2006 requiring a total of 421 units.  In November 2004 and again in January 2005, the City Council approved amendments to the Mixed Income Ordinance to encourage a variety of housing types within new growth residential projects. These changes included an alternative for "small" single family developments under five gross acres, an alternative for condominium developments of 200 units or less and provisions to encourage alternate housing types by allowing inclusionary units to be built to R-1A standards in the R-1 zone without a rezone. The City has also developed several fee waiver and infill incentive programs designed to assist infill and affordable development in the City. These are also described in this report.
Housing Affordability 2.16	2.16 SHRA will work with the Sacramento Valley Rental Housing Association (SVRHA) to educate and more effectively market the Section 8 voucher program so that affordable housing opportunities are made available throughout the City of Sacramento. Desired result is effective marketing of Section 8 program with landlords.  Responsible Entity: SHRA and SVRHA	Ongoing	○	Although there have been significant federal funding reductions for the Section 8 program, SHRA is actively monitoring and pulling from its waiting list as tenant-based vouchers become available.
Housing Affordability 2.17	Annually Update the fee schedule for the Housing Trust Ordinance to reflect the current costs of housing construction. Maintain the effectiveness of the Housing Trust Ordinance to develop housing for lower income workers employed in new nonresidential development projects.  Responsible Entity: SHRA, City Planning	Summer/Fall 2003	○	In October 2004, City Council approved an increase in the Housing Trust Fund fee, which resulted in a significant addition of funding available for affordable workforce housing. Furthermore, the fee is now updated annually based on the San Francisco Construction Cost Index (the standard construction index used for City development fees). In April 2006, a new nexus for the Housing Trust Fund was prepared and presented to Council. City staff is currently working with neighboring jurisdictions to coordinate adjustments to the fee level. In addition, in 2007, staff will be bringing forward some technical fixes to make the ordinance easier to understand and administer.

Name of Program	Objective	Deadline In H.E.	Status of Program Implementation (Task Status: ●=Complete; ○=Partially Complete; □=Ongoing; O=Not Complete)
Housing Mix, Balance, and Neighborhood Compatibility 3.2	3.2 Enforce the requirements in the North Natomas Community Plan for multiple housing types and target density policies through educational workshops with builders and others as to the existence of these requirements for each development project. Conduct workshops to identify incentives on promoting Medium Density multiple housing type Housing Developments in North Natomas Community Plan and other areas.	Conducted workshops in Fall 2002	●
	Responsible Entity: City Planning/City Council		In 2003, the City hired Criterion, a consulting firm, to assist staff with an analysis of the effectiveness of the requirements in the North Natomas Community Plan. Using the Index modeling system, staff analyzed the balance of housing types and tenure as well as their proximity to transit, parks, and other amenities. The results of the analysis revealed that the City had been successful in creating a mix of housing types throughout the Community Plan area and in neighborhoods. Furthermore, residential developers have generally achieved target densities for development in this area, particularly in the Medium Density Residential (MDR) land use category. As a result, residential densities for the Natomas area have been consistent with the Community Plan goals. Development in this area has generated a significant amount of affordable housing throughout the community since it is subject to the City's Mixed Income Ordinance. The Ordinance requires that 15% of the units in new residential projects are affordable to very low and low-income households.

Name of Program	Objective	Deadline In H.E.	Status of Program Implementation (Task Status: ●=Complete; ○=Partially Complete; ◉=Ongoing; O=Not Complete)
		Task Status	
Mitigate Governmental and Non-Governmental Constraints in the Development of Housing 4.3	<p>Conduct interdepartmental committee meetings to coordinate early review of development projects and address policy concerns. The committee consists of the Planning and Building, Public Works, and other City departments involved with the building and planning process. The Interdepartmental Planning Policy Review Committee is in place to coordinate input on new projects. Additionally, the City has recently implemented an Automated Permit System (APS) to expedite development reviews among city departments.</p> <p>Responsible Entity: City Planning, Public Works and Utilities</p>	Ongoing	<p>City staff has continued to coordinate the early review of projects through the Matrix Review Committee, which is held with key departments involved in the development application process. The Subdivision Review Committee serves a similar function for tentative maps for subdivisions. As noted earlier, the City has initiated the MATRIX program and handles coordinated review through the Matrix Review Committee (MRC). The City has implemented a new permit tracking system called Accela. This replaced APS and will be better integrated with other City programs. It should be better able to track projects through the process and have greater functionality than the former system.</p>

Name of Program	Objective	Deadline in H.E.	Task Status	Status of Program Implementation (Task Status: ●=Complete; ○=Partially Complete; ◉=Ongoing; O=Not Complete)
				<p>On November 21, 2006, the State Department of Water Resources (DWR) sent letters to City of Sacramento and Counties of Sacramento and Sutter noting that the Natomas area is at high risk, and stating it is imperative that additional measures be taken to reduce the threat to public safety and property. DWR recommend: imposing design standards requiring new structures to be elevated; requiring builders to buy flood insurance for their home buyers; encouraging all property owners to buy flood insurance; and conducting more emergency response training and planning. By letter dated December 29, 2006, FEMA informed City that FEMA plans to issue preliminary Flood Insurance Rate Map (FIRM) revision with updated data for Natomas Basin by April 2007. That revision is now expected in May 2007. Following a comment period, and a subsequent compliance period, the publication of the revised FIRM is scheduled to become effective in late 2007.</p> <p>The FIRM revision will result in the entire Natomas Basin being placed within a regulatory Special Flood Hazard Area. SAFCAs is proceeding with Natomas Levee Improvement Program (NLIP) with goal of restoring 100-year protection in Natomas by 2010, then reach 200-year protection by 2012, at a total cost of about \$415 million. Initial funding of \$10 million has been arranged via sale of Bond Anticipation Notes to Sacramento City and County (\$5 million each). Further funding (\$200 million maximum) is anticipated from State flood control bond (Proposition 1E, passed November 2006), a new SAFCAs benefit assessment district which was approved in late April 2007, and subsequent Federal reimbursement / crediting.</p> <p>FEMA will work closely with local officials to expedite the removal of the regulatory Special Flood Hazard Area upon completion of the Natomas Levee Improvement Program work being planned to achieve 100-year flood protection. Corps is preparing General Reevaluation Report (GRR) to address deep underseepage on Natomas levees. Indications are the Corps' GRR will take 3 to 4 years to complete. This GRR effort will lead to authorization of a Federal project and pave the way for crediting for SAFCAs-funded improvements accomplished in the interim.</p> <p>III. Additional work will likely be required on the Sacramento River levee downstream of American River to attain 200-year flood protection. Using AB 142 funding, DWR plans to evaluate this reach of levee under its levee geotechnical evaluation project to evaluate levees that protect urban areas. Any required work would be the subject of a future GRR as the document for pursuing federal authorization of the work. Likewise, the levees protecting north Sacramento may also require additional work.</p>

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				<p>The increments or features that exclusively address dam safety or flood damage reduction would be constructed by the respective agencies. The Tentatively Selected Plan (TSP) is made up of two elements: (1) Six submerged tainter gates (6 STG Element, also characterized as the Joint Federal Plan (JFP) and (2) 3.5-foot dam raise (3.5' DR Element). The Recommended Plan is the Tentatively Selected Plan (TSP), but it also includes two added features, (1) Ecosystem restoration components as described in the authorized Folsom Dam Raise Project and (2) A permanent bridge increment.</p> <p>Estimated first costs:</p> <ul style="list-style-type: none"> <li>Tentatively Selected Plan (6 STG and 3.5' DR Elements): \$998.1 million [Non-federal share = \$280 million]</li> <li>Ecosystem Restoration: \$49.6 million [Non-federal share = \$17.3 million]</li> <li>Permanent Bridge Increment: \$67.8 million [Non-federal share = \$28 million]</li> <li>Total Recommended Plan: \$1,115.4 million [Non-federal share = \$325.3 million]</li> </ul> <p>USBR is scheduled to complete the report in April 2007. USBR plans to proceed with Dam Safety work that may be accomplished within USBR's current authority and funding. The Corps of Engineers is preparing a Post Authorization Change report to recommend Congressional authorization of the modified plan at the higher cost.</p> <p>V. Increased urbanization over the past 50 years has resulted in frequent flooding in the Magpie Creek area. Magpie and Don Julio Creeks overtop their banks, floodwaters overtop Raley Boulevard, and floodwaters exceed the Magpie Creek Diversion Channel capacity. The existing flood control project does not provide protection to historic Magpie Creek from a one-percent-annual chance flood. The Corps of Engineers, State Reclamation Board, Sacramento Area Flood Control Agency, and American River Flood Control District have identified a plan for modifying the existing project involving a natural flood detention basin and levee improvement work. These agencies are pursuing more favorable cost sharing of the project with the Corps of Engineers.</p> <p>Pending agreement on cost sharing and implementation of the proposed plan, areas upstream and downstream of the Magpie Creek Diversion Channel continue to be subject to flooding. Implementation of the proposed plan will involve acquisition of floodplain lands upstream of the diversion channel and east of Raley Blvd. Until implementation of the proposed plan or some other flood control improvement plan, development of parcels in and adjacent to the flood plain are required not to reduce the floodplain conveyance capacity or floodplain storage volume.</p>

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Mitigate Governmental and Non-Governmental Constraints in the Development of Housing 4.7	<p>Establish Planning Director's Plan Review (PDPDR) process for review and approval of smaller multi-family developments. Currently all multi-family proposals require R-review and approval by the Planning Commission, unless the project is located within a design review district or PUD, which creates additional processing times and costs. The PDPDR process would utilize the Multi-Family Design Guidelines to assure compliance with minimum design standards. The streamlined process shall provide for notice and community review of proposed projects for City Council review of individual projects. Appropriate maintenance and management requirements should be established to promote the proper operation of rental units. Zoning Ordinance Amendments to Multi-family R Review.</p> <p>Responsible Entity: City Planning/City Council</p>	Spring/Summer 2003	●	An ordinance establishing Planning Director's Plan Review for multi-family projects with 100 units or less citywide or 200 units or less in a PUD district was adopted by City Council on May 8, 2003.
Mitigate Governmental and Non-Governmental Constraints in the Development of Housing 4.8	<p>Work with the Building Industry Association and other stakeholders to consider state legislation to change or modify the Subdivision Map Act to address the issue of condominium construction and liability insurance. Modification of the Subdivision Map Act to encourage the production of condominium housing units.</p> <p>Responsible Entity: City Planning</p>	2003-2004	○	The City continues to work with the BIA and the State legislature to address the condominium construction and construction defect liability issues.

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Housing Quality and Neighborhood Improvement 6.3	<ul style="list-style-type: none"> <li>• Provide increased flexibility within the Zoning Ordinance to develop in a manner consistent with the surrounding neighborhood. For example, offer flexibility by modification of setback, lot size and lot coverage development standards.</li> <li>• Add the ability to offer a streamlined process for infill projects that are compatible with the neighborhood setting.</li> <li>• Appoint a new Citywide Infill Coordinator to coordinate and promote the program.</li> <li>• Provide updated information about the inventory location of infill areas and targeted infill development sites.</li> <li>• In addition to existing fee waiver and reduction programs, investigate other City and non-City financial incentives for the program such as a reduction in the Quimby Fee Ordinance.</li> <li>• Implement Pre-Approved House Plan Program</li> </ul> <p>Update and adopt infill housing policies, ordinances and incentives that streamline the development process and resolve neighborhood concerns regarding infill housing.</p> <p>Responsible Entity: City Planning</p>	<p>Summer 2003</p> <p>● While the City recently increased park development impact fees, it provided a reduced fee for infill development. In addition, in the City's new 2005-2010 Parks Master Plan, the City has adopted urban park standards for smaller parks such as "pocket parks" to facilitate the use of urban parks close to residential development in infill areas.</p>	<p>● Consider amendments to Central City Quimby exactions to facilitate condominium and ownership housing. Fee reductions to promote Central City ownership housing.</p> <p>Responsible Entity: City Parks and Recreation, City Planning</p>

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Housing Quality and Neighborhood Improvement 5.5	Implement the Citywide Infill Strategy to encourage targeted single-family housing within residential neighborhoods. The desired result is an addition of 30 - 80 units per year.  Responsible Entity: City Planning/City Council/Utilities	Ongoing	○	Implementation of the Citywide Infill Strategy and market conditions have resulted in levels of single family development exceeding targeted levels.  The City adopted its pilot Infill Housing Plan program with pre-approved model house plans for use in infill neighborhoods, expediting the issuance of permits and reducing costs. Ten pre-approved house plans have been used and the homes are under construction.
Housing Quality and Neighborhood Improvement 5.6	Implement Downtown Redevelopment and Citywide Infill Strategy to encourage opportunities for additional housing and reuse in the Central City. The desired result is 800 units.  Responsible Entity: City Planning, Economic Development, SHRA, CADA, and Utilities.	Ongoing	○	Refer to status of Program/Action 5.5
Housing Quality and Neighborhood Improvement 5.7	Implement the Citywide Infill Strategy to encourage Transit Oriented Development that provides additional housing within a 1/4-mile radius of transit stations. Desired result is 100-200 units annually.  Responsible Entity: City Planning, Regional Transit, SHRA	Ongoing	○	This is an ongoing program, which has been quite successful in encouraging higher density housing near light rail stations. Several recent projects include 9 units in a mixed-use project near the 65th Street Light Rail Station; 142 units planned for 2006 at a second site in the 65th Street Station area; 102 units in the Capitol Lofts project planned near the light rail station on R Street; 60 units in Erika's Village planned for the Florin station. As the City's work plan is fully implemented with the accompanying land use and zoning changes, the number of housing units in proximity to transit stations is expected to increase.
Housing Quality and Neighborhood Improvement 5.8	Implement current infill incentives and continue to study potential fee reductions of permit fees to remedy smaller residential project inequities. In coordination with the Utilities Department review fees associated with smaller projects, particularly infill projects. Reduce any excesses, and where possible provide fee waivers or incentives for projects which meet the goals of the Housing Element or conform to infill development design criteria. Encourage 30-50 infill units annually in small housing projects.  Responsible Entity: Utilities Departments	Ongoing	○	The City has addressed the inequities faced by smaller infill projects through the use of the City's Infill Fee Reduction program, which is described in more detail in this report. However, as noted above, the prevailing wage requirements associated with the receipt of public funds has limited the attractiveness of this program to developers. Despite this issue, many of the projects developed in the city's residential infill areas have included smaller residential or mixed-use developments that are less than 50 units.

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Housing Quality and Neighborhood Improvement 5.13	Implement neighborhood revitalization and preservation recommendations for the Central City. Implement phase III of the Central City Housing Strategy. Finance and complete at least seven central city mixed income housing projects.	2003-2004	○	The City rezoned property in two phases in the Central City to encourage housing development. There are several projects underway that are expected to be complete by 2007. These include 65 mixed income units at 21st and L Streets, 175 mixed income units at 18th & L Streets, 117 mixed income units in the Fremont News projects, and 225 at 800 J Street. Approximately 102 mixed income units at the Capitol Lofts project and 143 mixed income units at Globe Mills project are planned for 2008. Several others are in the development application process.
Housing Quality and Neighborhood Improvement 5.14	Continue systematic building code enforcement through Code Action Team (CAT) to preserve and restore housing and thereby help strengthen residential neighborhoods and link to the SHRA boarded and vacant program. Proactive and systematic inspections and enforcement of basic health and safety codes and zoning ordinance to preserve housing and prevent neighborhood decline.	Ongoing	○	This program is an Ongoing City program. Each year SHRA provides City code enforcement staff a grid showing target areas where staff can concentrate efforts. Code Action Team (CAT) and the Housing and Dangerous Buildings Team target particular neighborhoods throughout the year to address health and safety and zoning violations. Staff performs pro-active and systemic inspections in this area. Staff also provides quarterly reports to SHRA.
Housing Quality and Neighborhood Improvement 5.15	Where needed, implement the Rent Escrow Account Program (REAP) that would enable tenants to voluntarily place rent in an escrow account in the event identified code violations are not resolved by the landlord. Empower tenants to take immediate action to correct health and safety violations.	Ongoing	○	Staff investigated the feasibility of continuing this program; however, it was determined that the program was no longer feasible for a variety of reasons and was discontinued. Code enforcement has instead pursued aggressive and proactive inspections of multi-family projects to identify and help address code violations.
Housing Quality and Neighborhood Improvement 5.16	Del Paso Nuevo; maintain high priority assistance and coordination for the development of Del Paso Nuevo - a 154 acre new town in the Del Paso Heights Redevelopment Area. 300 new homes, 2 parks, commercial development and infrastructure development by 2006.	1999-2006	○	As of 2006, 77 homes have been completed and two tentative subdivision maps have been approved that will result in construction of 176 additional homes. Infrastructure is in place throughout the site and both parks have been completed. A Request for Proposals has been issued for commercial development and SHRA is beginning negotiations on a development agreement. The entire project is expected to be complete in 2009.

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Task Status			
Conserve Sacramento Neighborhoods and Rehabilitate Affordable Housing 6.1	Continue the use of the SHRA Boarded/Vacant Home program, which provides incentives to contractors to purchase these properties, rehabilitate them, and sell them to low and moderate-income homebuyers. 120 units eliminated from the City's dangerous and substandard building list, rehabilitated, and sold to first time homebuyers.  Responsible Entity: SHRA	Ongoing	○ The strong housing market of the last few years has provided incentives to small contractors and developers to purchase and rehabilitate boarded and vacant homes. SHRA provided no incentives in 2006 to developers of boarded and vacant homes. SHRA has provided incentives for rehab of 46 Boarded and Vacant homes over the life of the Program.
Conserve Sacramento Neighborhoods and Rehabilitate Affordable Housing 6.2	Develop and expand successful incentive programs to improve management and maintenance of privately owned rental housing, particularly among four-plex housing and apartments, within older neighborhoods and commercial corridors. Program elements may include improved coordination with neighborhood code enforcement, problem-oriented policing efforts, property management districts and other proactive efforts along commercial corridors in affiliation with business and neighborhood associations. Adopt Program.  Responsible Entity: SHRA, SVAOA	Summer 2002	● SHRA formed a team to focus on improvements to smaller rental housing projects. SHRA staff revised their multi-family loan program to provide better financial terms and incentives for better property management. These changes were approved by City Council in July 2004.
Conserve Sacramento Neighborhoods and Rehabilitate Affordable Housing 6.3	Continue to finance the rehabilitation of owner occupied homes through CDBG, HOME, tax increment, and other sources of funds. 250 low and very low-income homeowners will be able to maintain their homes through attractive financing options, ranging from emergency grants to amortized loans.  Responsible Entity: SHRA	Ongoing	○ During 2006, SHRA financed the rehabilitation of 133 owner-occupied housing units through the Single Family Rehabilitation Program (22 units), the Single Family Emergency Repair Program (99 Units), and the Single Family Retrofit Program (12 units).

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Conserve Sacramento Neighborhoods and Rehabilitate Affordable Housing 6.7	Preserve affordable units in mortgage revenue bond projects with expiring regulatory agreements through financial incentives including refinancing and issuance of new bonds for acquisition/rehabilitation. Preservation of 100 affordable units in expiring mortgage revenue bond projects.  Responsible Entity: SHRA	Ongoing	○	No mortgage revenue bond projects with expiring regulatory agreements were re-financed in 2006. Re-funding and issuing new bonds is an ongoing part of SHRA's business and has preserved affordability on hundreds of units.
Conserve Sacramento Neighborhoods and Rehabilitate Affordable Housing 6.8	Introduce ordinance to enforce noticing requirements of owners of HUD-subsidized project to give affordable housing developers the opportunity to purchase these units and maintain their affordability. Maintain affordability of HUD-subsidized projects.  Responsible Entity: SHRA	Summer 2003	●	The City adopted this ordinance in early 2004.
Conserve Sacramento Neighborhoods and Rehabilitate Affordable Housing 6.9	Amend the zoning ordinance to comply with the residential hotel new construction standards. Zoning Ordinance amendment to facilitate the production of affordable living spaces for very low-income people that provide privacy and foster self-sufficiency.  Responsible Entity: City Planning/City Council	Summer 2005	○	SHRA is currently working with City staff to provide efficiency apartments rather than traditional SRO in new SRO developments. These units are similar to studio apartments and offer greater privacy to residents.
Conserve Sacramento Neighborhoods and Rehabilitate Affordable Housing 6.10	Fund and Support Sacramento Heritage Trust Fund. Sacramento Heritage Program.  Responsible Entity: SHRA/City Development Services, Preservation Office.	Ongoing	○	In 2005, the City established the Historic Places Revolving Fund, which is a revolving fund to support the restoration of historic places, such as Memorial Auditorium, throughout Sacramento. In conjunction with Sacramento Heritage and the City Treasurer's Office, staff is developing guidelines for the use of the fund. On May 1, 2007, the City Council will review and take action on a proposal for a pilot Historic Places Matching Grant program; if approved, the Development Services Department and Sacramento Heritage, Inc., are anticipated to begin taking applications in June 2007.

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Preserve and Develop Housing Opportunities for Persons with Special Needs 7.1	Continue to provide assistance to emergency shelter facilities for the homeless population, including alcohol and drug recovery programs, through the County Department of Human Assistance (DHA) and their non-profit service providers. Expand and reinforce linkages between shelters, providers of transitional housing, and other social service agencies through computerized case management. Maintain an inventory of the existing network of emergency shelters linked with service providers to provide a secure living environment free from domestic violence, and to stabilize living conditions for homeless children.  Responsible Entity: DHA	Ongoing	◉	This is an ongoing effort by the County's Department of Housing Assistance (DHA). DHA is working with Volunteers of America, Lutheran Social Services, and other non-profit service providers to provide counseling and shelter to homeless persons in the City and County. These include the Winter Shelter Program and eight other emergency shelters, which served 3,983 homeless persons in 2006.
Preserve and Develop Housing Opportunities for Persons with Special Needs 7.2	Support transitional and permanent housing programs that enable homeless persons to deal with the issues that led to homelessness and to move toward self-sufficiency. Purchase and/or rehabilitate 80-100 units to house homeless persons in well-managed transitional and permanent housing facilities.  Responsible Entity: SHRA, DHA, nonprofit service providers	Ongoing	○	SHRA assisted four permanent supportive housing projects in the County in 2005. These included McClellan Cottages, Mather Community Campus, Bell Street Apartments and the Saybrook project. SHRA and DHA continue to support approximately 18 transitional facilities and 18 permanent supportive housing developments or programs in the City and County. The City is currently assisting a new project, MLK Village Apartments, which is located just outside the City border in the County.
Preserve and Develop Housing Opportunities for Persons with Special Needs 7.3	Review and adopt, as needed, specific recommendations of the Five Year Plan of the Board on Homelessness of the Cities and County of Sacramento. Recommendations include the expansion of permanent housing opportunities for formerly homeless persons in well-managed facilities with supportive services so that progress toward self-sufficiency is maintained. Continued funding and operation of effective permanent supportive housing programs	2002-2007	●	In June 2004, the City Council adopted a resolution in support of developing a Ten-Year Plan to End Chronic Homelessness in Sacramento. In 2005 Mayor Heather Fargo and County Supervisor Roger Dickinson convened a group of community leaders, local officials and representatives of the business, philanthropic and public sectors to oversee development of the Plan. Over the course of six months, this group and a technical working group met to review local, state, and national data, research and best practices related to addressing the challenges faced by chronically homeless persons and the communities in which they live. In December 2005, the draft Plan presented a conceptual approach with "housing first" or "housing plus" as the centerpiece strategy. Drawing upon successful local efforts in Sacramento with service-enriched housing programs, this approach strives to get individuals off the streets and out of shelters as quickly as possible and into permanent housing, providing case management and other support services as needed.

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Preserve and Develop Housing Opportunities for Persons with Special Needs 7.5	Consider adopting a reasonable accommodations process to provide housing opportunities for the disabled. Consider a streamlined approval process for residential facilities which accommodate 6 to 12 individuals and review entitlement processes to achieve the more efficient conversion of motels and other suitable buildings for permanent housing. Amendments to the zoning code to provide reasonable accommodations for the disabled.	Spring 2004	○	The City has not yet adopted amendments to the zoning code to provide a reasonable accommodations process. Staff is currently researching this issue.
Preserve and Develop Housing Opportunities for Persons with Special Needs 7.6	Change SHRA's multifamily lending policies to include the right of borrowers to allow weekly tenancies, so that weekly rental payments could be accepted. Increase the number of units accessible and affordable to SRO residents.	Fall 2003 or Winter 2004	○	While several policies were made to update SHRA's multi-family lending policies, the change that would allow weekly tenancies was not made. Staff investigated the feasibility of this option; however, weekly tenancies conflict with non-Agency funding sources. In addition, 30-day tenancies are covered by state landlord-tenant law, which offers more protection to tenants than weekly tenancies. Instead, SHRA is planning to finance more permanent supportive housing units, as mentioned in the Ten-Year Plan to End Chronic Homelessness (refer to Program 7.3).
Preserve and Develop Housing Opportunities for Persons with Special Needs 7.7	Implement the recommendations of the SRO Task Force to investigate boarding homes as an alternative to new construction of residential hotels. Develop guidelines for the operation of boarding homes for tenants typical of SRO residents.	Spring 2004	◉	City and SHRA staff have been meeting with the SRO Task Force, the Downtown Partnership, and others to address the issues and recommendations related to SROs. SHRA has released a request for applications under its supportive housing lending program for SRO rehabilitation and development of new efficiency apartments.
Preserve and Develop Housing Opportunities for Persons with Special Needs 7.8	Promote and encourage a variety of housing types for senior housing including "age in place" housing complexes, independent and assisted living projects. Provide more adequate housing units available and affordable to the growing senior population.	Ongoing	◉	City staff has been working with developers to encourage a range of housing types in developments including housing types that would benefit an aging population, such as condos, duplexes, and smaller homes. In 2006, SHRA assisted with the development of one affordable independent living senior housing complex. This project included 206 affordable units.

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Promote Equal Housing Opportunity 9.1	<p><b>Continue to support enforcement practices of the Human Rights/Fair Housing Commission addressing discrimination against households with special needs, and fair housing education programs offered by other organizations such as the Apartment Owners Association and the Board of Realtors.</b></p> <p>Provide for fair-housing information in appropriate public locations and disseminate such information in different languages.</p> <p>Provide mediation, education and referrals to the State Office of Fair Housing or legal aid centers for cases of housing discrimination or other forms of discrimination in Spanish and other languages by disseminating information through brochures at city public counters.</p> <p>Responsible Entity: Human Rights Fair Housing Commission (lead)/ City Planning.</p>	Ongoing (existing program)	●	<p>City staff provides referrals to the Human Rights Fair Housing Commission to persons who have fair housing questions or concerns. The Human Rights Fair Housing Commission provides direct assistance to persons who have faced housing or other forms of discrimination and refers those complaints either to legal aid centers (e.g., Legal Services of Northern California) or to the federal Housing and Urban Development Department (HUD) or to the state Department of Fair Employment and Housing (DFEH). In 2006, Human Rights Fair Housing Commission received 102 discrimination complaints.</p> <p>In 2004, SHRA completed its Analysis of Impediments (AI) to Fair Housing Choice for the City and County of Sacramento. Deficiencies in fair housing services, including enforcement, education and outreach were identified. SHRA, Human Rights Fair Housing Commission, and Sacramento Housing Alliance staff worked throughout 2005 to alleviate these impediments.</p>
Promote Equal Housing Opportunity 9.2	<p><b>Ensure that residential projects comply with the American with Disabilities Act. To the extent feasible, finance and support public improvements, including curb cuts, sidewalks and traffic signals that provide public access for the disabled. Ensure positive recourse and corrective action to prevent discrimination against persons with disabilities.</b></p> <p>Responsible Entity: Public Works and Building Division</p>	Ongoing (existing program)	●	<p>The City has undertaken major street and sidewalk improvements to comply with the Americans with Disabilities Act and to ensure safe streets and sidewalks for persons with disabilities. Pursuant to a settlement agreement, the City sets aside 20 percent of transportation funds annually for such infrastructure improvements. This amounts to approximately \$5.5 to \$5.7 million per year. These funds are used for improvements to sidewalks, curbs, gutters, and curb ramps, among others. In addition, the City spends additional funds to improve ADA access to City buildings and facilities.</p>
Promote Equal Housing Opportunity 9.3	<p><b>Support neighborhood efforts to resolve tenant complaints. Continue to provide alternative dispute resolution methods for landlord tenant and neighborhood conflicts.</b></p> <p>Responsible Entity: Sacramento Mediation Center</p>	Ongoing (existing program)	●	<p>City staff provides referrals to residents to the Sacramento Mediation Center to resolve conflicts/disputes.</p>